



File ref: 15/3/5-3/Erf 878

Enquiries:
A. de Jager

4 September 2025

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P.O. Box 211
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7299

Via e-mail: planning2@rumboll.co.za

Dear Sir

PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS ON ERF 878, DARLING

Your application, with reference DAR/14456/NJdK, dated 16 April 2025, on behalf of D.H. Copley, refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the removal of restrictive condition B.6.(b). in Title Deed T8840/2023, of Erf 878, Darling, is approved in terms of Section 70 of the By-Law, as follows:

Condition B.6.(b). registered in Title Deed T72072/2011 that reads:

"...B.6.(b) Geen gebou of struktuur of enige gedeelte daarvan, behalwegrensmure en heinings, mag behalwe die (sic) toestemming van die Adminstrateur (sic) nader as 7,87 meter van die straatlyn wat grens 'n (sic) van hierdie erf uitmaak, asook nie binne 3,15 meter van die aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaalike owerheid. ..."

be removed from the tile deed in its totality;

1. GENERAL

- a) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive condition;
- b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - i. Copy of the approval by Swartland Municipality;
 - ii. Original Title Deed, and
 - iii. Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- c) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. All conditions of approval be implemented on building plan stage and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- e) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Civil Engineering Services*
 Building Control Officer
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